

Federal Reserve Plaza

Nov 98 7.5

Government
Documents

BRA

2079

Y

SO. Station

R98. F



Federal Reserve Plaza is a striking addition to Boston's skyline. Its architectural beauty, spacious public areas, innovative design features and unequalled facilities make it an ideal location for a business seeking efficient, flexible office space at a prestigious address.

The Federal Reserve Bank of Boston will occupy 19 floors of the 32 story building in addition to the low rise operations building. The remaining 13 floors, from the 6th through the 18th, are available for lease to tenants.

Bordered by Atlantic Avenue, Congress and Summer Streets, and Dorchester Avenue along the Fort Point Channel, and close to the region's major banks and financial institutions, the new Federal Reserve location is accessible to the city's downtown shopping areas, government center, and airport.

The long-range redevelopment of Boston's waterfront is well under way, beginning with the new Aquarium and waterfront apartment towers. The Federal Reserve Plaza will be opposite the proposed new South Station trade-transportation terminal for rail, buses, subway connections and turnpike, express highway, and airport access. A major parking garage is also proposed in the terminal complex.

Federal Reserve Plaza is in the center of a district that will be revitalized by the construction of two new office buildings, a hotel, a sports facility, and a new transportation center. In addition, the Boston Redevelopment Authority plans a parking garage for approximately 5,000 cars, new pedestrian-oriented shops above the expressway, and a moving sidewalk.

FEDERAL RESERVE PLAZA

A new
Landmark
for Boston



Customs House at right, once Boston's tallest building, is dwarfed by new downtown skyscrapers

Design Features

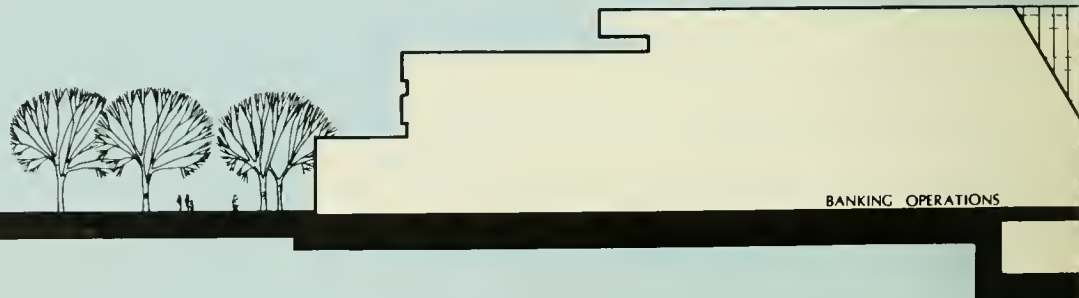
Exterior curtain walls of natural anodized aluminum, used here for the first time on any major building in the eastern United States, enhance the dramatic appearance of Federal Reserve Plaza.

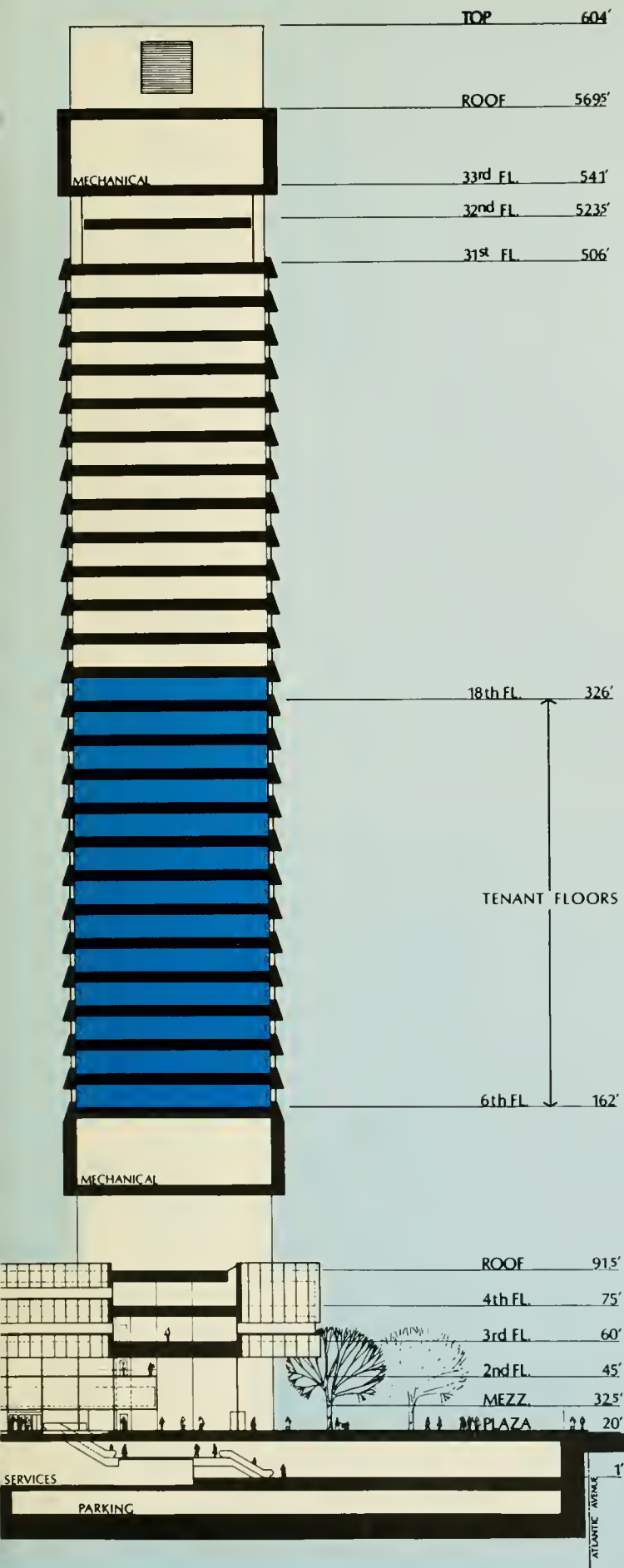
The interiors of the tenant space will conform to standards appropriate for an owner-occupied Federal Reserve Bank building. Doors, for example, are full height solid core wood, stain grade. Recessed 1 x 4 fluorescent lights with acrylic diffusers are provided for each 25 square feet, and the air supply returns are concealed in the lighting fixtures.

The building is fully sprinklered and completely air conditioned. A combination of steam and electricity provides heat and cooling, with sufficient capacity to accommodate one person per 100 square feet and an electrical load of five watts per square foot. Under-window induction units have one control valve for each unit and one thermostat for each control valve. An under-floor cellular system provides power, telephone and communications to the work stations.

Twelve elevators serve the office tower. They are divided into two banks and located at the two ends of the structure. The six passenger elevators serving the tenant floors each have a capacity of 3500 pounds and a speed of 700 feet per minute, while the freight elevator has an 8000 pound capacity and a speed of 250 feet per minute.

The horizontal spandrels on the facade are designed to carry the perimeter induction air supply and to protect the glass from excessive solar heat gain, thereby maximizing the effectiveness of the air conditioning system. This configuration also has a tendency to reduce the downward acceleration of wind usually associated with tall buildings. Limited parking for tenants will be available in the basement.





A Spectacular View

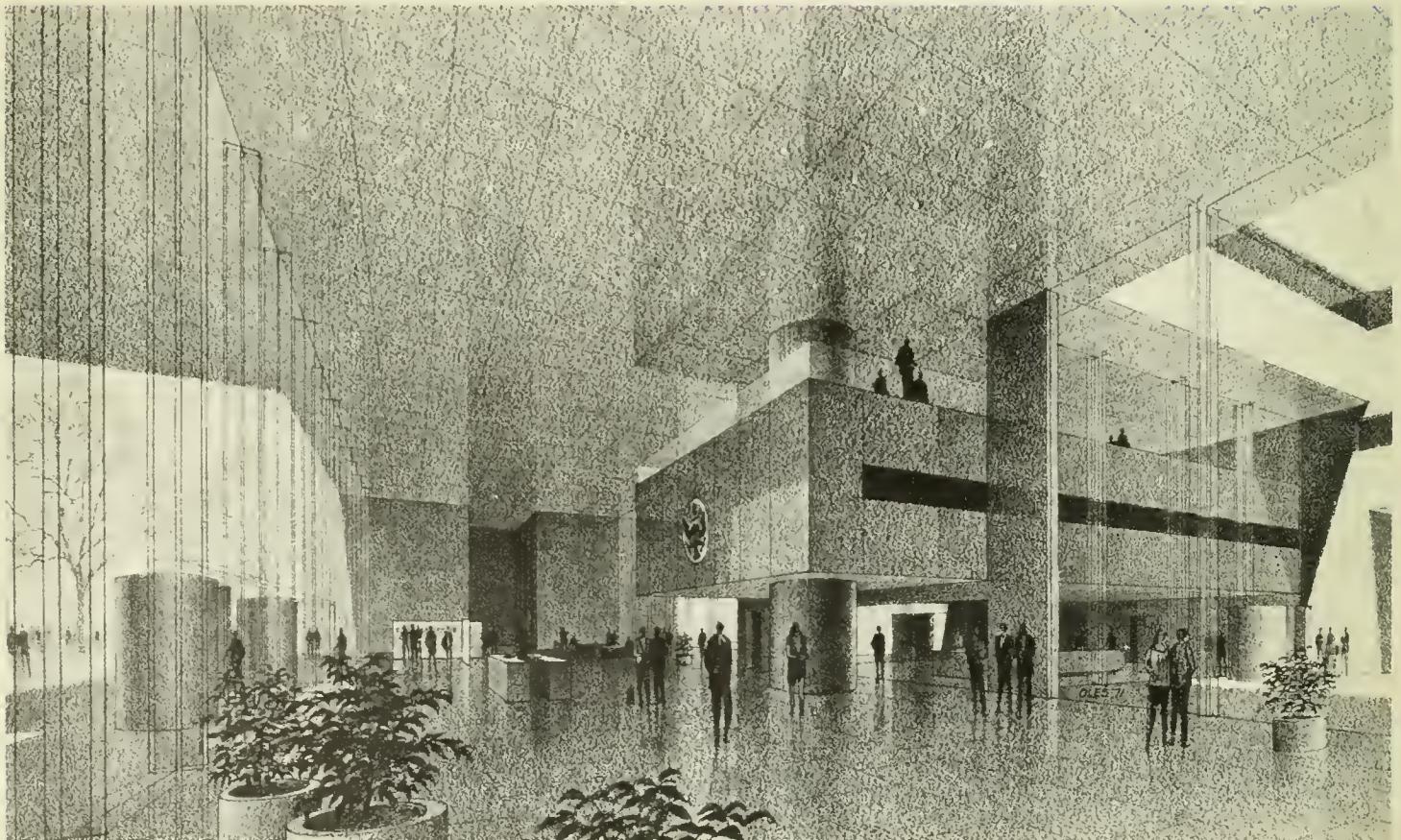
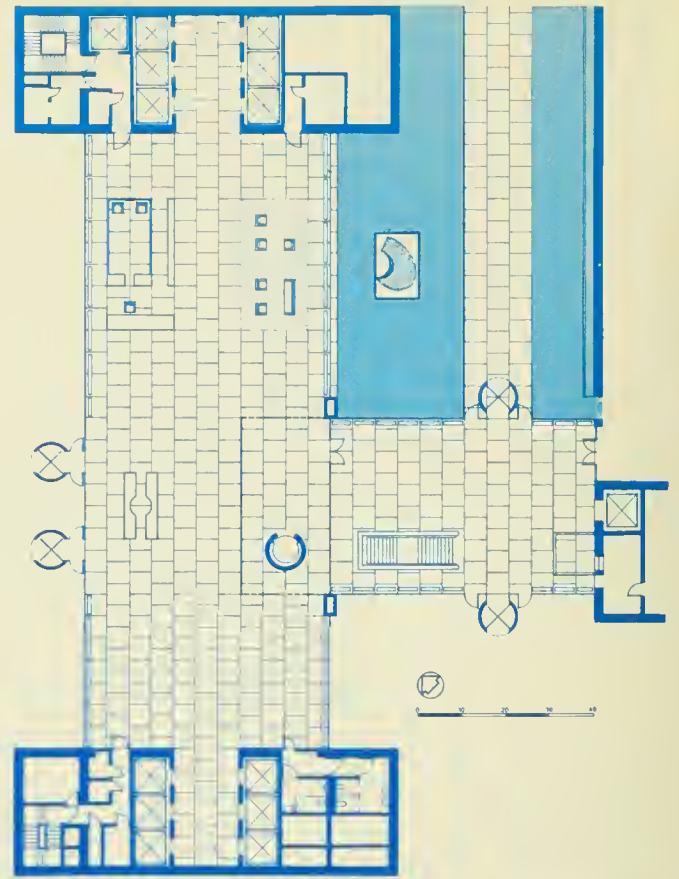
The 13 floors available for lease to tenants have elevations of 162 to 326 feet above street level. From this height the perspective includes both the old city and the new, historical and cultural landmarks as well as a panorama of modern skyscrapers that dominate Boston's financial district.

Facing the west there is a view of the State House dome, the stately houses of Beacon Hill and Back Bay, the Charles River, Boston Common and the Public Garden. To the east is Boston Harbor and the outer islands, the world's eighth busiest airport, and the suburban communities beyond.

The Lobby

The magnificent lobby imparts a feeling of elegance and spaciousness. Upon entering the building an 18-foot waterfall may be observed, providing the backdrop for an impressive modern sculpture set in a reflecting pool. Attractive interior plantings are visible in every direction.

The ceiling height of the lobby is 35 feet. Floors and end walls are of granite. Other focal points include reception and exhibition areas.



Floor Plan

Each floor contains 15,911 square feet of rentable space.

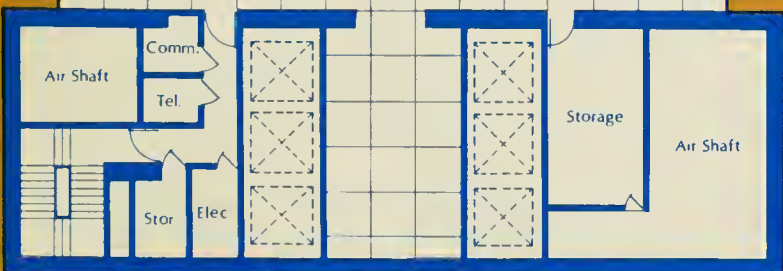
The typical floor plan shown at left is measured off in five-foot squares, for convenience in calculating space requirements.

Service areas contain six passenger elevators for the exclusive use of tenants, freight elevator, lavatories, storage, air shafts, and electrical and communications requirements.

The clear span of glass illustrates the flexibility and design efficiency that has been achieved. There are no mullions on the window walls of the tenant floors, making it possible to erect partitions at any point.



TYPICAL FLOOR PLAN



0 10 20 30 40



GRATH HIGHWAY

ROUTE 93

TO NORTH SHORE
TO TOBIN BRIDGE

BOSTON HARBOR

ATLANTIC AVE.

SUMNER TUNNEL - RT. 1

CALLAHAN TUNNEL
RT. 1 (LOGAN AIRPORT ->)

STORROW DRIVE

CAMBRIDGE ST.

GOVERNMENT
CENTER

BEACON ST.

BOSTON COMMON

PUBLIC
GARDENS

COMMONWEALTH AVE.

CHARLES ST.

TREMONT ST.

WASHINGTON ST.

SUMMER ST.

DEVONSHIRE ST.

FEDERAL ST.

CONGRESS ST.

HIGH ST.

ATLANTIC AVE.

NORTHERN AVE.

FEDERAL
RESERVE
PLAZA

CONGRESS ST.

SUMMER ST.

SOUTH POSTAL ANNEX

SOUTH STATION
TRANSPORTATION CENTER

PROPOSED 5000
CAR GARAGE

PROPOSED SPORTS CENTER

ESSEX ST.

CENTRAL ARTERY
ENTRANCE & EXITS

KNEELAND ST.

LINCOLN ST.

MASS. PIKE
& CENTRAL ARTERY
INTERCHANGE

MASS. TURNPIKE

SOUTHEAST
EXPRESSWAY

TO SOUTH SHORE

On the threshold of Downtown Boston

Your employees will find it easy to get to work in the morning, and easy to get home at night. No office building in Boston is more conveniently situated for public and private transportation.

Automobiles

Major highways north, south and west, leading to all Boston suburbs, are easily accessible from the Central Artery. The South Station entrance to the Central Artery is at our front door. In the vicinity there is existing parking for 5,000 cars, in addition to the big garage planned for the South Station Transportation Center.

MBTA

At one corner of Federal Reserve Plaza is the South Station rapid transit station, providing fast frequent service to all points. Local and suburban bus service is also available.

Airport

Logan International Airport is a 10-minute taxi ride from Federal Reserve Plaza. Convenient public transportation to the airport is provided by the MBTA rapid transit.

Rail

South Station is across the street, offering commuter trains south and west. For rail commuting to northern suburbs, a shuttle bus to North Station departs every ten minutes.

Walking

Good restaurants in every price range, the downtown shopping district, Government Center, leading financial institutions and some of Boston's most famous historical landmarks are within easy walking distance.



The charm and vitality of one of America's great cities



Site of Federal Reserve Plaza, center foreground, is a matchless location for business

Federal Reserve Plaza

Headquarters of the Federal Reserve Bank of Boston

Designers and Builders

Architects:

Hugh Stubbins and Associates, Cambridge, Massachusetts

Structural Engineers:

Le Messurier Associates, Cambridge, Massachusetts

Mechanical and Electrical Engineers:

Jaros, Baum & Bolles, New York City, New York

General Contractors:

Perini Corporation, Framingham, Massachusetts

Exclusive Leasing Agent

Ryan, Elliott & Company, Inc.,

24 Federal Street, Boston, Massachusetts 02110

Telephone (617) 357-8220

R98.F

SOUTH STATION

Ryan, Elliot & Co., Inc.

Federal Reserve Plaza;
a new landmark for Boston
(brochure).

DATE	ISSUED TO

Exclusive Agent



Ryan, Elliott & CO., INC.

617-357-8220